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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

VILLA MARINA ASSOCIATION OF APARTMENT OWNERS, a Washington Non-Profit Corporation

vs.

VEREE M. LUND, an individual, and JOHN or JANE DOE LUND, an individual, and the marital or quasi-marital community comprised thereof

**SHERIFF'S NOTICE TO JUDGMENT  
DEBTOR OF SALE OF REAL  
PROPERTY**

CAUSE # 14-2-28622-8 SEA

JUDGMENT RENDERED ON 01/30/2015  
ORDER OF SALE ISSUED: 02/12/2015  
DATE OF LEVY: 02/24/2015

TO: VEREE M. LUND, and JOHN or JANE DOE LUND, and the marital or quasi-marital community comprised thereof, JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**17109 NE 45TH STREET, #40, REDMOND, WA 98052**

APARTMENT NO. 40, VILLA MARINA, A CONDOMINIUM INTENDED FOR RESIDENTIAL USE ACCORDING TO THE CONDOMINIUM PLAN AND SURVEY MAP DELINEATING SAID APARTMENT RECORDED IN VOLUME 23 OF CONDOMINIUMS, PAGES 22 THROUGH 29, UNDER KING COUNTY RECORDING NO. 7808291044, LOCATED AT 17109 N.E. 45TH STREET; REDMOND, WASHINGTON 98052; TOGETHER WITH AN UNDIVIDED 62% INTEREST IN THE COMMON AREAS AND FACILITIES APPERTAINING TO SAID APARTMENT, AND INCLUDING THEREIN LIMITED COMMON AREAS AND FACILITIES SO APPERTAINING, ACCORDING TO THE CONDOMINIUM DECLARATIONS RECORDED UNDER KING COUNTY RECORDING NO. 7808291045; SAID DECLARATIONS AND PLANS ARE MODIFIED OR AMENDED BY DOCUMENTS RECORDED UNDER KING COUNTY RECORDING NOS. 7811030977, 7812180679, 7901310821, 902080801, 7902080802, 8012230837, 8205130348, 8304080545, 8304290686, 8307080090, 8307150783, 8308300229, 8309200591, 8310250710, 8311280024, 8311280025, 8312301130, 8401200803, 8402220422, 8411060190, 8507050840, 8605141149 AND 8607181431; INCLUDING THEREWITH PARKING SPACE NO. 252; SITUATE IN THE CITY OF REDMOND, COUNTY OF KING, STATE OF WASHINGTON. with a tax parcel number of 894421-0400;

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME: 10:00 AM**  
**DATE: APRIL 10, 2015**  
**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF \$17,994.76 TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

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King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

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THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on.
- ☒ 3. A redemption period of one year which will expire at 4:30 p.m. on April 10, 2016.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON APRIL 10, 2016, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
(206) 263-2600

ATTORNEY:  
CONDOMINIUM LAW GROUP, PLLC  
10310 AURORA AVENUE N.  
SEATTLE, WA 98133  
(206) 633-1520